

SUMMARY

AFFECTED PROPERTY ASSESSMENT REPORT

CES GRIGGS ROAD VCP SITE

The affected property assessment report (APAR) for the CES Griggs Road Voluntary Cleanup Program (VCP) Site (the Site) was submitted to the Texas Commission on Environmental Quality (TCEQ) on March 31, 2016 by the CES Griggs Road Potentially Responsible Party (PRP) Group. The APAR summarizes the results of the site investigation for the Site located at 4904 Griggs Road in Houston, Harris County, Texas. The Site includes two additional contiguous properties, 4900 Griggs Road and 5910 Wayland Street, owned by CES Environmental Services (CES). The Site is a former industrial cleaning and waste recycling facility currently under the control of a Chapter 7 bankruptcy trustee. Past and current land use for the Site is commercial/industrial and future anticipated land usage is also commercial/industrial.

Site Background

The Younger family purchased the 4904 Griggs Road property in the early 1940's and built/operated a tank truck terminal. Operations included dispatch, storage, routine maintenance, and internal and external washing of tank trucks that hauled a variety of products for the petroleum industry. CES purchased the property in June 2002 and operated the facility as an industrial and hazardous waste treatment facility until bankruptcy in August 2010. CES cleaned truck trailers, roll-off boxes, totes and other transportation equipment. Materials within the equipment included petroleum products, paint thinners, solvents, and acids. CES also recycled motor oil and solvents such as acetone, methyl ethyl ketone, and methylene chloride. The company treated industrial wastewater at the Site. CES purchased the adjacent 5910 Wayland Street and 4900 Griggs Road properties in 2006. The 4900 Griggs Road property was acquired for use as an employee parking lot for the facility.

Between 2005 and 2009, the City of Houston responded to odor and emission complaints by nearby residents. Several incidents occurred at the Site in 2014, which resulted in the spilling of waste materials from containers to the ground surface. Response actions were conducted by the City of Houston, the TCEQ, and the United States Environmental Protection Agency (EPA). These response actions included the removal and disposal of the materials that had migrated off-site, flushing nearby storm sewers, removing oily materials from the on-site ponded areas, the construction of berms to prevent off-site releases, and the repair of the security fence. In addition, the TCEQ and the EPA removed and disposed of over 3,000 tons of waste materials contained in tanks, sumps, roll-off boxes, drums, totes, and other containers. Visibly contaminated soils were removed to eliminate sheen on stormwater.

In June 2015, the Site was accepted into the TCEQ VCP and the CES Griggs Road PRP Group initiated the site investigation. The CES Griggs Road PRP Group conducted an extensive investigation to assess the potential impacts to soil and groundwater by past Site operations and recent waste releases. Figure 1A shows the Site property map and sample locations. Sampling locations were selected based on information provided by the TCEQ and EPA which described waste handling activities, as well as, site observations of waste storage and former operational areas. Consequently, sample collection was focused on the areas with the greatest potential for impacts from Site operations and waste releases. The nature and extent of chemicals of concern (COCs) in soil and groundwater within the Site boundary is evaluated in the APAR.

Assessment Results

Soil borings were completed in areas where waste handling and spills reportedly occurred and in nearby locations, as needed, to determine the extent of potentially affected soil. Soil assessment activities included the drilling of 55 soil borings and the laboratory testing of 144 soil samples for a wide variety of

metals, organic chemicals, and petroleum hydrocarbons. Manganese, vanadium, benzo(a)pyrene, and petroleum hydrocarbon soil concentrations exceeding the residential standards (as established by the TCEQ) were found to be limited to areas within the 4904 Griggs Road and 5910 Wayland Street property boundaries. Soil COC concentrations did not exceed residential standards for the 4900 Griggs Road portion of the Site.

Five monitoring wells were installed at the Site to determine the presence and extent of chlorinated volatile organic compounds (CVOCs) in groundwater. Testing showed low levels of some CVOCs, specifically tetrachloroethene, trichloroethene, cis-1,2-dichloroethene, and vinyl chloride, in groundwater at concentrations higher than drinking water levels. However, groundwater in the Site vicinity is not used as a drinking water source. Moreover, the CVOCs detected in Site groundwater are limited to the Site property and do not extend off-site. Additionally, it is possible that the CVOCs detected in Site groundwater are from an off-Site source (e.g. former dry cleaning operations in the area).

Figure 1B shows the Site and areas where manganese, vanadium, benzo(a)pyrene, and petroleum hydrocarbon detected in soils and the CVOCs detected in groundwater exceed the TCEQ residential standards.

The Agency for Toxic Substances and Disease Registry (ATSDR) provides information about chemical substances and potential health effects. Information about the COCs identified at the Site can be found at the ATSDR web page (<http://www.atsdr.cdc.gov/>).

Future Activities

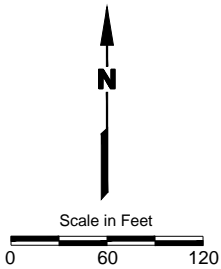
A Response Action Plan (RAP) will be submitted to TCEQ upon approval of the CES Griggs Road VCP Site APAR. The RAP will describe the remedial activities proposed to address constituents detected at the Site. Pending development and implementation of the RAP, the CES Griggs Road PRP Group will implement quarterly groundwater monitoring to evaluate the stability of CVOC concentrations in Site groundwater.



- ① Office Building
- ② Training Center/Locker Room (2008)/
Administrative (2010)
- ③ Industrial Waste Processing & Storage (2008)/
Main Processing (2010)
- ④ Old Cleaning Rack (1996)/
Tank Trucking Cleaning (2008)/Safe Wash (2010)
- ⑤ Equipment Cleaning (2008)/
Drum Cleaning (2010)
- ⑥ New Shop (1996)/Truck Maintenance (2008)
- ⑦ Cleaning Rack (1996)/Tank Truck Cleaning (2008)/
Equipment & Fleet Maintenance (2015)
- ⑧ Oil/Water Separating Tanks (2010)/
North Tank Farm (2015)
- ⑨ Oil/Water Separating Tanks (2010)/
South Tank Farm (2015)
- ⑩ Hot Oil Heat System (2008)/
Drum-Tote Storage (2015)
- ⑪ Welding Shop
- ⑫ Fuel Storage Shed
- ⑬ WMU 126-128 (Frac Tanks)
- ⑭ Former Mechanic Shop (2010)/Field Services (2015)

EXPLANATION

- Approx. Property Boundary
- PBW Sample Location - Phase I
- PBW Sample Location - Phase II
- PBW Monitoring Well Location



CES GRIGGS ROAD VCP SITE
HOUSTON, TEXAS

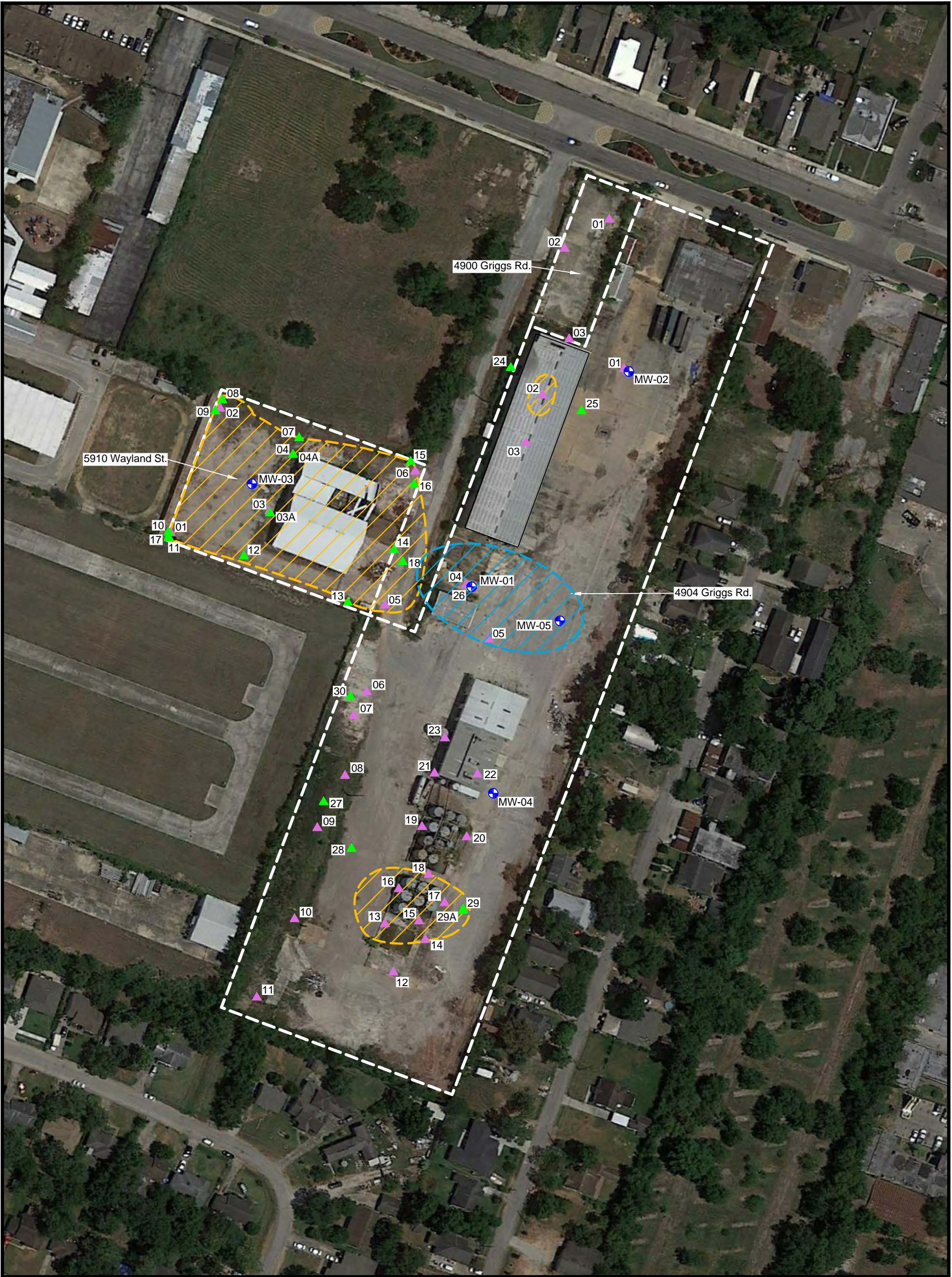
Figure 1A

ON-SITE PROPERTY MAP

PROJECT: 4020	BY: AJD	REVISIONS
DATE: MARCH, 2016	CHECKED: BB	

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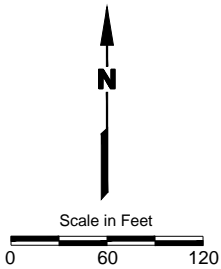
Source:
Imagery taken from www.tnris.gov, Harris County, TX 2013 photography.



EXPLANATION

- Approx. Property Boundary
- PBW Sample Location - Phase I
- PBW Sample Location - Phase II
- PBW Monitoring Well Location
- Soil Affected Property
- Groundwater Affected Property

Source:
Imagery taken from Google Earth, photography dated July 31, 2015.



CES GRIGGS ROAD VCP SITE
HOUSTON, TEXAS

Figure 1B

AFFECTED PROPERTY MAP

PROJECT: 4020	BY: AJD	REVISIONS
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